

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project  
Name:** Roy Magac

**Case #:** 64 R 03

**Date:** July 8, 2003

**Comments:**

1. No Comments.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Roy Magac

**Case #:** 64 R 03

**Date:** July 8, 2003

**Comments:**

1. Comments will be available at the meeting.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project  
Name:** Roy Magac

**Case #:** 64 R 03

**Date:** July 8, 2003

**Comments:**

1. Fire sprinkler systems required at permit.
2. Show all fire mains and sprinkler mains on civil plans.
3. Show hydrants.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project  
Name:** Roy Magac

**Case #:** 64 R 03

**Date:** July 8, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project  
Name:** Roy Magac

**Case #:** 64 R 03

**Date:** July 8, 2003

**Comments:**

1. All Tree Preservation Ordinance requirements apply. Equivalent replacement for trees removed to above min.site Code requirements.
2. Add rain sensor requirement to irrigation note.

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**Division:** Planning

**Member:** Lois Udvardy  
954-828-5862  
[loisu@cityfort.com](mailto:loisu@cityfort.com)

**Project Name:** Roy Magac

**Case #:** 64 R 03

**Date:** July 8, 2003

Site plan approval/Five (5) townhomes/RC-15  
1734 N.E. 7 St.

**Comments:**

1. Provide one (1) updated survey of entire parcel.
2. Provide a table indicating the required and proposed setbacks for the project. This table is to be indicated on the site plan as part of the site plan data information.
3. Provide a point-by-point narrative outlining compliance with Sec. 47-18.33, Townhouse and compliance.
4. Provide a point-by-point narrative indicating how this project meets Sec. 47-25.2, Adequacy Requirements.
5. Per Sec. 47-18.33.6. Entrance requirements, within RC-15 district, any principle structure's façade facing a public right-of-way shall be considered the front façade for those units. Each unit must have, on a front façade, it own principal entrance. The entrance shall be a roofed concrete landing a minimum of three (3) feet by five (5) feet and shall be of architectural design and material similar to and integral with the principal structure.
6. Sec. 47-18.33.B.3. requires a minimum of twenty-five percent (25%) of the townhouse groups front façade be setback an additional five (5) feet from the rest of the front façade. This requirement has not been met.
7. Pools and decks cannot be located in easement.
8. Pursuant to Sec. 47-19.2.B, Accessory uses which encroach into any yard area cannot have a total combined linear façade length greater than 20% of the total linear length of the façade to which they are attached. Provide percentages for balconies.

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9. Indicate outline of adjacent buildings on site plan and elevations.
10. Show relationship to streets on elevations.
11. Indicate location of mechanical equipment on site plan.
12. Provide elevation at grade.
13. Discuss setbacks with Zoning.
14. Provide additional architectural detailing on east and west elevations.
15. Discuss providing a different type of street trees (shade instead of palm) with Landscape representative.
16. It is strongly suggested that this plan be presented to Victoria Park Civic Assn.
17. Provide a response to all DRC comments within 90 days or additional DRC review may be required.
18. Additional comments may be forthcoming at DRC meeting.

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**Division:** Police

**Member:** Detective Nate Jackson  
Office-954-828-6422  
Pager-954-877-7875  
Fax -954-828-6423

**Project Name:** Roy Magac

**Case #:** 64 R 03

**Date:** July 8, 2003

**Comments:**

1. Recommend that garage door controls are equipped with a panic alarm system.
2. All glass doors/windows are to adhere to S.F.B.C.
3. Recommend intrusion/fire alarm system
4. Recommend addition lighting at the garage entry.



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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Roy Magac

**Case #:** 64 R 03

**Date:** July 8, 2003

**Comments:**

1. A narrative outlining how the proposed townhouse project complies with section 47-18.33 section by section.
2. Provide a data table indicating the required and provided setbacks pursuant to section 47-18.33.
3. Within the RC-15 districts only, any principal structure's façade facing a public right-of-way shall be considered the front façade for those units. Each unit must have, on a front façade, its own principal entrance. The entrance shall be a roofed concrete landing a minimum of three (3) feet by five (5) feet pursuant to section 47-18.33.B.6.
4. Pools, pool deck and fence/wall shall not encroach into the required pedestrian/utility easements.
5. Provide calculation indicating a twenty-five (25%) percent of the townhouse group's front façade setbacks an additional five (5) feet from the rest of the front façade pursuant to section 47-18.33.B.3.
6. Indicate the location of all mechanical equipment.
7. Provide the building height dimension from grade as defined in section 47-2.
8. Additional comments may be discussed at DRC meeting.